

Brentwood Planning Board

Minutes

June 2, 2016

Members Present:	Bruce Stevens, Chairman	Kevin Johnston, Vice-Chair
	Mark Kennedy	Steve Hamilton
	Matt Bergeron	Bob Mantegari, BOS rep
	Lorraine Wells, Alternate	Greenwood, Circuit Rider Planner

Minutes – Mail – Board Business

Chairman Stevens opened the meeting at 7:00

Motion made by Mantegari, 2nd by Hamilton to give Wells voting rights: all were in favor.

7:00 Public Hearing

Site Plan Review: Catapano: senior housing development – tax map 212.034

Paperwork is in order, and abutters legally notified from the list provided by the applicant.

Motion made by Kennedy, 2nd by Johnston to accept the application: all were in favor.

Christian Smith of Beals Associates spoke on behalf of the applicant this evening. Tim Stone of Stone Hill Environmental was present (for the hydro-geological study), along with applicant Frank Catapano, several residents and abutters. Smith said that all the buildings now have a 50 foot separation, as required and they are proposing 20 units. Plans show additional plantings for privacy, and the road distance to the cul-de-sac is approximately 950 feet. The site distance at the proposed entrance to Pickpocket Road is in excess of 400 feet in both directions, and Smith said there is no wetland impact. They have submitted a waiver request to modify the cul-de-sac, as well as a reduction in the pavement width from 24 feet, down to 22 feet. This will still allow emergency vehicle turning radii and reduces the impervious area. Smith said this proposed cul-de-sac is the same size as the one approved for Kennedy Circle. All of the drainage will meet the ordinance. They are making some design changes and will be submitting them to town engineer Steve Cummings. They propose a 30,000 fire cistern, and understand this will require a waiver from the PB. The plan will require state approvals for the septic.

Smith said that ITE (Institute of Traffic Engineers) guidelines for an age restricted development of this size will generate about 113 trips per day (both in and out), and that at peak am hours (7 to 9 am on adjacent road tying into), about 3 to 4 vehicles per hour, and from 4 to 6 pm about 11 per hour. He asked how detailed the PB wants for the hydrogeological study.

Comment letters from Greenwood, Cummings, PB agent for fire suppression Nick Cricenti and BFD inspector True were reviewed and Smith will respond to any outstanding issues. Greenwood said that the plan show the required 50 foot building setback from property line, and this plan meets this ordinance. He also agreed with Smith's traffic comments. Smith said that there will be 4 different home designs within this development.

Residents had some concerns regarding noise during construction, and Stevens said that there is a noise ordinance in down that includes construction noise. He also said that, with regards to drainage, there can be no more drainage post development, than pre-development. Catapano said there will be no blasting. Residents expressed concern with the request for the reduction in pavement, and Stevens explained that this is supported by the Conservation Commission, to create less impervious surface while still maintaining the 50 right-of-way. While residents commented about the speed of the traffic that now exists on Pickpocket Road, Hamilton said that the developer cannot be punished for that, and that is a police issue. Stevens said that the proposal meets Brentwood's town ordinances with regards to the density, and

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they comply. Johnston said that while some may not be happy with this proposal, this is allowed by the Town zoning ordinance, that they have the right to do this.

Motion made by Kennedy, 2nd by Stevens to hold a site walk on Tuesday, June 14 at 6 pm. All were in favor. Stevens asked Smith to stake where the centerline of the roadway will be going.

Motion made by Stevens, 2nd by Mantegari to continue this hearing to June 16 at 7:00 pm. All were in favor.

St. Hilaire asked Smith to have any revised plans to Cummings by the 13th, but to check with Cummings to make sure he has time to review. She also asked Smith to have revised plans in the PB office by Tuesday, June 14th.

Board Business

The Board is in receipt of a request from Eric Lambert for an extension to his conditional approval, to September 15, 2016.

Motion made by Stevens, 2nd by Kennedy to grant the request: all were in favor.

The conditional approval for Brentwood Rte 125, LLC expires today, and they have not responded to the reminder that St. Hilaire had sent. They received their original conditional approval on September 19, 2013, and there has been no forward progress.

Motion made by Stevens, 2nd by Hamilton to send a certified letter to the applicant that this conditional approval will expire on July 7, 2016, and not be renewed: all were in favor.

The Board is in receipt of a request from the DMV, asking if Menard Motorsports, LLC can have an inspection station at one of the units at Gigante Park. This use has been allowed in the past at this site.

Motion made by Mantegari, 2nd by Wells to approve the use: all were in favor. Stevens signed the form.

Motion made by Hamilton, 2nd by Wells to approve the minutes of May 19: the motion carried with Bergeron abstaining as he was not present.

Motion made by Hamilton, 2nd by Bergeron to adjourn at 8:45: all were in favor.

Respectfully Submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board